001.0	0003	0030.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	859,000 / 859,000
					USE VALUE:	859,000 / 859,000
					ASSESSED:	859,000 / 859,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26	-26A	FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FISHMAN BARRY/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	26 FAIRMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FISHMAN BARRY/CATHERINE -
Owner 2:	-
Street 1:	33 oakland circle
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2376 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	421,900	5,100	432,000	859,000
Total Card	0.092	421,900	5,100	432,000	859,000
Total Parcel	0.092	421,900	5,100	432,000	859,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 361.53 | /Parcel: 361.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	1054
GIS Ref	
GIS Ref	
Insp Date	09/08/17

!103!

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0003-0030.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	422,000	5100	4,000.	432,000	859,100	859,100	Year End Roll	12/18/2019
2019	104	FV	327,100	5100	4,000.	459,000	791,200	791,200	Year End Roll	1/3/2019
2018	104	FV	327,100	5100	4,000.	334,800	667,000	667,000	Year End Roll	12/20/2017
2017	104	FV	362,400	5100	4,000.	291,600	659,100	659,100	Year End Roll	1/3/2017
2016	104	FV	362,400	5100	4,000.	248,400	615,900	615,900	Year End	1/4/2016
2015	104	FV	323,100	5100	4,000.	243,000	571,200	571,200	Year End Roll	12/11/2014
2014	104	FV	323,100	5100	4,000.	199,800	528,000	528,000	Year End Roll	12/16/2013
2013	104	FV	336,100	5100	4,000.	190,100	531,300	531,300		12/13/2012

PRINT

Date	Time
12/10/20	15:59:02

LAST REV

Date	Time
09/13/17	14:50:46

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 103

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FISHMAN BARRY/C	1398-57		4/8/2011	Convenience	99	No	No		
FISHMAN BARRY R	1232-195		1/26/2001	Family	1	No	No	4	
FISHMAN BARRY R	1217-120		2/2/2000	Family	1	No	No	4	
	1015-120		6/1/1986		1	No	No		A

USER DEFINED

Prior Id # 1:	1054
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/8/1994	102		3,000					NEW SHED ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2017	Inspected	PH	Patrick H
8/4/2017	MEAS&NOTICE	HS	Hanne S
5/4/2009	Measured	372	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	163	PATRIOT
8/25/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA: 0.09183 | Total SF/SM: 4000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 432,000 | Spl Credit | Total: 432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	gray		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09191918
Const Adj.:	0.98990101
Adj $ / SQ:	183.752
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	611399
Depreciation:	189534
Depreciated Total:	421865

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

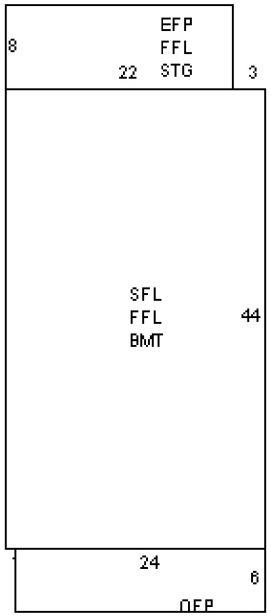
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	183.75
Special Features:	0	Val/Su Net:	106.22
Final Total:	421900	Val/Su SzAd	177.57

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,276	183.750	234,467
BMT	Basement	1,100	55.130	60,638
SFL	Second Floor	1,100	183.750	202,127
EFP	Enclos Porch	176	42.260	7,438
STG	Storage	176	7.060	1,243
OFP	Open Porch	144	27.680	3,985

Net Sketched Area:	3,972	Total:	509,898
Size Ad	2376	Gross Are	3972	FinArea	2376
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.0-0003-0030.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1940	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100